



11 West View Gardens, Yapton, BN18 0JS

OIEO £200,000 LEASEHOLD



2 Bedrooms



2 Bathrooms



1 Reception Room

*Sw*

Sims Williams

## Key Features

- Top Floor Apartment
- Sitting Room with Juliet Balcony
- Kitchen/Dining Room
- 2 Double Bedrooms
- En Suite Shower Room
- Modern Bathroom
- Communal Gardens
- Allocated Parking Space
- High Specification Throughout
- Chain Free Sale

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = B

## Tenure -Leasehold

Length of Lease: 125 years from 2008

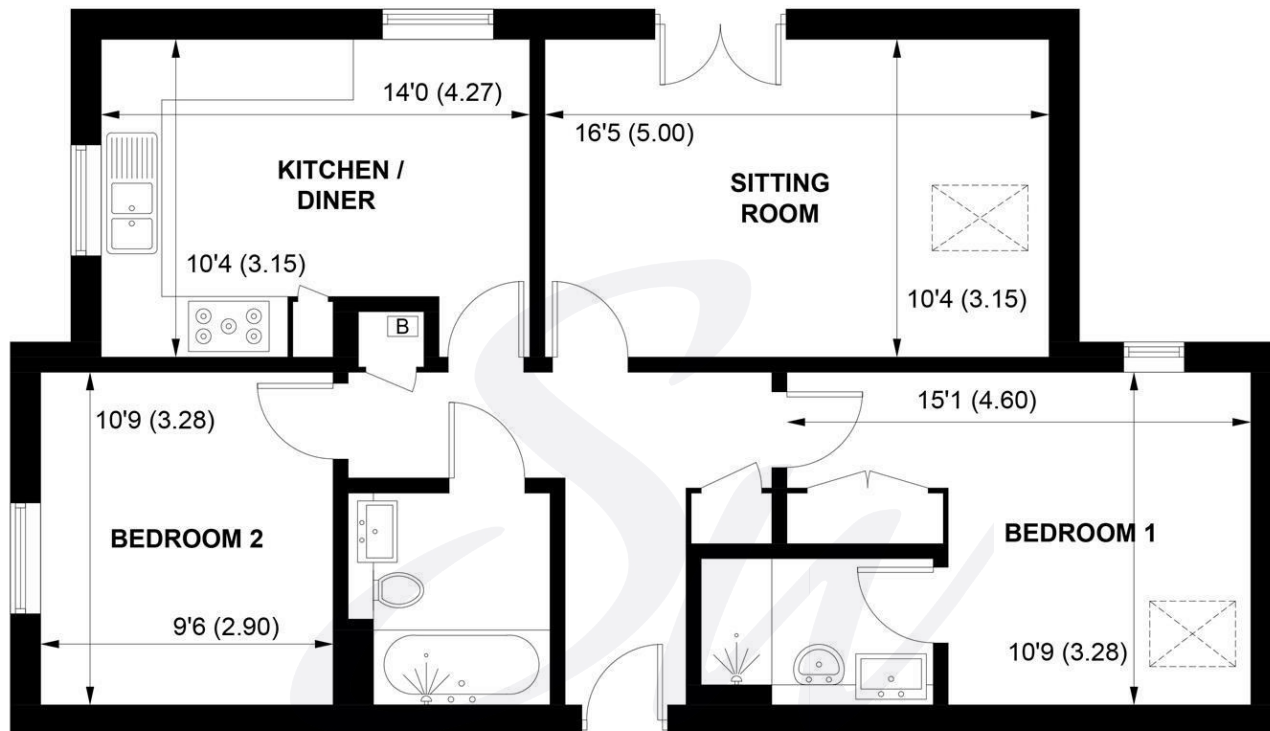
Years Remaining: 108 years

Service Charge: £65pm

Ground Rent: £125pa







## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 763 SQ FT / 70.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

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Lettings 01903 881133

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#### BOGNOR REGIS

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46 High Street

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Lettings 01243 836055

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.